

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA (Philadelphia)**

IN RE: FLEMUEL BROWN, III Debtor	Case No. 23-11171
Firsttrust Bank, Movant	Chapter 13
vs. FLEMUEL BROWN, III Respondent	11 U.S.C. §362

ORDER MODIFYING SECTION §362 AUTOMATIC STAY

Upon consideration of the Movant of Firsttrust Bank (Movant), and after Notice of Default and the filing of a Certification of Default, it is:

ORDERED AND DECREED: that Movant shall be permitted to reasonably communicate with Debtor and Debtor's counsel to the extent necessary to comply with applicable non-bankruptcy law; and it is further:

ORDERED that Relief from the Automatic stay of all proceedings, as provided under 11 U.S.C. §362 is granted with respect to 1702 North 62nd Street, Philadelphia, PA 19151 (hereinafter the Premises) (as more fully set forth in the legal description attached to the Mortgage of record granted against the Premises), as to allow Movant, its successors or assignees, to proceed with its rights under the terms of said Mortgage; and it is further:

ORDERED that the Trustee is directed to cease making any further distributions to the Movant; and it is further:

ORDERED that Rule 4001(a)(4) is not applicable and Firsttrust Bank may immediately enforce and implement this Order granting Relief from the Automatic Stay; and it is further;

ORDERED that FEDERAL RULE OF BANKRUPTCY PROCEDURE 3002.1 is no longer applicable to Movant, its successors and assignees.



Derek J. Baker
U.S. BANKRUPTCY JUDGE

Date: July 7, 2025

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